

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
LAW Tentative Parcel Map, TPM 20991, Log No. 06-14-002**

January 26, 2007

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

Staff completed a finding of conformance with the MSCP Subarea Plan dated September 21, 2006. This finding explains how the project will not conflict with the goals of the MSCP.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The project will obtain its water supply from the Otay Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

Floodways and Floodplain Fringe: The project is not within the floodways, flood plain fringe as defined in the Resource Protection Ordinance.

Steep Slopes: The average slope for the property is less than 15 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats: No sensitive habitat lands were identified on the site as determined on a site visit conducted by Jarrett Ramaiya on January 25, 2006. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites: The property has been surveyed by a County of San Diego certified archaeologist/historian, Gail Wright, and it has been determined that the property does not contain any archaeological/ historical sites.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

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NO

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NOT APPLICABLE

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Discussion:

DPW has reviewed the Stormwater Management Plan for Priority Projects (Major), received September 7, 2006, and has accepted same. The report meets the requirements of the Watershed Protection Ordinance.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

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Discussion:

Based on the Acoustical Site Assessment report dated September 6, 2006, future traffic noise impacts are projected to exceed the County's 60 dBA CNEL sound level limit at Lots 1, 2 & 3. Future traffic noise impacts will be as high as 68.0 dBA CNEL at Lot 1. Recommended sound wall will range from 1-12 feet in height. Sound wall recommendation will be located along the southern property line that continues with a slight bend ending along the eastern property line. For sound wall details and location refer to Page 12, Section: "Future Traffic Noise Impacts" & Figure 6 in the Acoustical Site Assessment report by ISE. With the implementation of the recommended sound wall, noise impacts at Lot 1 will be reduced to 59.0 dBA CNEL. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

A Noise Protection Easement will still be required for Lots 1, 2 & 3 to address the interior requirements of the Noise Element prior to the issuance of building permits. The Easement would anticipate the addition of a second floor addition by future residents or any realignment of the future Jamacha Road/State Highway 54 expansion.

The following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

On the Final Tentative Parcel Map 20991 the applicant shall:

Grant to the County of San Diego a Noise Protection Easement over the entire area of Lot(s) 1, 2 & 3 of Tentative Parcel Map 20991. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected lot(s). The easement shall require:

1. Prior to the issuance of any building permit for any residential use within the noise protection easement, the applicant shall:
 - a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future traffic noise level estimates for Chase Avenue, must utilize a Level of Service "C" traffic flow for a major road classification which is the designated General Plan Circulation Element buildout roadway classification.
2. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

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